



LINCOLN PARK PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS 1355 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN

SPECIAL MEETING
May 23, 2019 at 6:30 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of Previous Minutes**
- V. Approval of Agenda**
- VI. Old Business**
- VII. New Business**
 - A. Zoning Amendment Request: 1805 Papalas
- VIII. Policy Review and Discussion**
- IX. Education and Training**
- X. Reports from Department and Other Boards and Commissions**
- XI. Public Comments**
- XII. Comments from Planning Commissioners**
- XIII. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aides and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park MI 48146; 313-386-1800 ext. 1296

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF APRIL 10, 2019**

A Planning Commission meeting of April 10, 2019 held at the City of Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan.

1. MEETING CALLED TO ORDER:

A. The meeting was called to order at 7:00 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL OF OFFICERS:

PRESENT: Kelsey, Palmer, Horvath, Graczyk, Briones

ABSENT:

EXCUSED: Kissell

ALSO PRESENT: Leah DuMouchel, John Meyers, Lilian Ross, Joseph Laskill (Community Care Services)

4. APPROVAL OF MINUTES

A. March 13, 2019

Motion by Kelsey to approve minutes as written, support by Graczyk
Motion carried unanimously, with Arturo Briones abstaining

5. APPROVAL OF AGENDA

Motion to approve the agenda as submitted, support by Briones

Motion carried unanimously

Agenda approved as submitted

6. OLD BUISNESS:

A. Public Hearing: 26182 Outer Drive – Supportive Housing Apartments

Public hearing opened at 7:05 P.M.

No public in attendance for public hearing

Public Hearing closed at 7:06 P.M.

B. Special Land Use: 26182 Outer Drive – Supportive Housing Apartments

Applicant proposes to build a 32-unit supportive housing facility on its property located at 26182 West outer Drive. The supportive housing facility to serve clients of Community Care Services, which is adjacent to the proposed development and will retain ownership in it.

The applicants request was initially brought before the Commission in September 2016. However, those approvals expired before the project funding was secured.

Motion by Kelsey to approval Special Land Use Request, support by Briones

All present voting yes, Motion carried unanimously

C. Site Plan Review: 26182 Outer Drive – Supportive Housing Apartments

The applicant proposes to build thirty-two (32) units of affordable multifamily rental housing with supportive services to be provided on and off site. Residency will be restricted to individuals and tenants whose income area t or below 60% of the area median income for Wayne County.

Applicant to label and identify at least one barrier-free parking space.

Motion by Graczyk to approve site plan with the conditions listed on Beckett & Raeders letter dated April 10, 2019, support by Palmer

All present voting Yes, Motion carried unanimously

7. NEW BUISNESS

None

8. POLICY REVIEW AND DISCUSSION

None

9. REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

Gerald Graczyk inquired about the old Lincoln Park bowling alley. John Meyers has no information on the location but will investigate it.

10. PUBLIC COMMENTS

Lilian Ross inquired about resale for Commercial property. There is no sale inspection required.

11. COMMENTS FROM PLANNING COMMISSIONERS

None

12. ADJOURNMENT

Motion by Kelsey to adjourn, support by Graczyk

Motion carried unanimously

Meeting adjourned at 7:30 PM

MICHAEL HORVATH, Secretary

1805 Papalas Zoning Amendment (Rezoning) Review

Applicant	Sangitabahen P Patel, Shree Harehar Corporation
Address	1805 J.A. Papalas
Date	May 23, 2019
Request	Rezoning: GID to MBD
Recommendation	Request Map Amendment

REQUEST

The applicant wishes to rezone three parcels on the north side of Southfield Road, immediately west of I-75 and an associated interchange, from General Industrial District to Municipal Business District. A hotel is operating on one parcel, and the remaining two parcels are vacant. The three parcels are under common ownership.

This rezoning request is made in anticipation of further site development that is envisioned to host restaurant and office uses. However, it is important to note that the rezoning, once accomplished, means that all principally permitted uses and those permitted after special approval could occupy the site. It is therefore important for the Planning Commission and, later, City Council to approve this zoning amendment only if it finds the entire range of uses acceptable.

CRITERIA FOR REVIEW

The Planning Commission and City Council shall at a minimum, consider the following before taking action on any proposed amendment:

(1) Will the proposed amendment be in accordance with the basic intent and purpose of the Zoning Ordinance?

Exhibit 1 at the end of this document shows the zoning of the subject and adjacent parcels. The purpose of the Municipal Business District is excerpted from the Lincoln Park Zoning Ordinance below. The parcels are located at the intersection of a regional thoroughfare and a freeway access ramp. The existing hotel requires substantial access for off-street parking and loading.

The Municipal Business District (MBD) is intended to permit a wider range of business and entertainment activities than those permitted in the Neighborhood Business District (NBD). The permitted uses are intended to provide businesses and services usually found in major business areas along major streets or regional thoroughfares or near freeway access ramps. These uses generate large volumes of vehicular traffic, require substantial access for off-street parking and loading and require

detailed planning, particularly as to relationships with adjacent residential areas. The intended potential customer base for these uses is the entire Municipality, and not just the immediate residential neighborhoods.

This condition is met.

(2) Will the proposed amendment further the comprehensive planning goals of the City?

Exhibit 2 at the end of this document shows the future land use designations of the subject and adjacent parcels. In the Future Land Use Map presented in the 2007 Comprehensive Plan, the parcel adjacent to Fort Street is designated General Commercial, and the parcel immediately to the north of it is designated Office. The parcel located between JA Papalas Drive and I-75 is designated Industrial. The descriptions of the General Commercial and Office categories are excerpted below. An existing hotel is currently contributing to the General Commercial character of the subject parcels, and commercial and office uses are envisioned to support them. Expanding this vision to the parcel which is currently envisioned as Industrial is a logical extension of these parcels, which are under unified ownership.

The majority of commercial uses in the City are classified as **General Commercial**; these uses provide retail goods and services on a city-wide scale, often drawing customers from outside the City as well. Professional offices, including doctors, veterinarians, lawyers, insurance agents, etc., are properly sited within areas designated for General Commercial use. This land use category is the appropriate location for automobile-oriented uses, including drive-through restaurants, gas stations (with or without convenience stores), minor auto repair shops, and car washes. Large shopping centers and hotels are also included in the General Commercial category. Uses in this category should be located outside the downtown area as the design characteristics, setbacks, and parking of General Commercial uses directly conflict with the intent of a cohesive, attractive downtown district.

Personal and professional services are the hallmarks of the **Office/Medical** category. The location of professional offices and larger medical facilities, including health centers and hospital, along major thoroughfares ensures ready access for all City residents. Limited commercial uses -- such as funeral homes and banks -- that complement and have minimal impact on the primary office uses are also appropriate in this category. Office/Medical land uses should be screened from adjacent residential uses and make provision for pedestrian circulation and public transportation facilities.

This condition is met.

(3) Have conditions changed since the Zoning Ordinance was adopted or was there a mistake in the Zoning Ordinance that justifies the amendment?

The rationale for designating this area as Industrial most likely stemmed from its location at the confluence of the rail line and I-75. This heavy transportation infrastructure is necessary for manufacturing and other intense uses, and the bulk of the area has indeed developed to support such uses. However, the area immediately adjacent to Southfield (M-39) enjoys the additional commercial asset of over 60,000 average annual daily traffic, and here the I-75 interchange can also function as an asset to commerce as well as industry. Reclassifying these parcels as Commercial rather than Industrial does not so much correct an error; rather, it selects among two appropriate designations.

This condition is met.

- (4) Will the amendment correct an inequitable situation created by the Zoning Ordinance, rather than merely grant special privileges?

The amendment does not grant special privileges; rather, it reflects a refinement in the use of the locational assets of the subject parcels. The existing hotel will be brought into conformity with the zoning district. It will also be much better served by adjacent commercial activity than by adjacent industrial activity.

This condition is met.

- (5) Will the amendment result in unlawful exclusionary zoning?

The concept of “exclusionary zoning” applies to residential land use.

This condition is not applicable.

- (6) Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?

The amendment brings the parcels into conformity with the intended district and with the Future Land Use designation. To the extent that a precedent is set, it’s a good one.

This condition is met.

- (7) If a rezoning is requested, is the proposed zoning consistent with the zoning classification of surrounding land?

By a large margin, the majority of the parcels along Southfield Road are commercially zoned and used. Among the parcels in the study area, the only existing development is a commercial use. The proposed zoning is consistent with both context and current use.

This condition is met.

- (8) If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?

The Municipal Business District schedule of regulations is shown in the table below alongside the relevant approximate dimensions of the subject parcels. :

	Required	Parcel 1	Parcel 2	Parcel 3
Minimum lot width	40 ft	185 ft	400 ft	208 ft
Minimum lot area	4,000 sf	49,895 sf	78,418 sf	21,695 sf
Front setback	Where an existing front setback line has been established by existing commercial buildings occupying forty percent (40%) or more of the frontage within the same block, or by commercial buildings occupying sixty percent (60%) or more of the frontage with adjacent blocks, such established setback shall apply.	None established		
Side setback	Side yards are not required along interior side lot lines directly abutting a public right-of-way, or along interior side lot lines.			
Rear setback	None			

This condition is met.

(9) If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?

As previously noted, the vast majority of the parcels in the vicinity of the subject parcels are zoned and used commercially, and the development that has taken place upon them is consistent with that designation. In addition, the amended zoning classification brings the existing commercial use on the property into conformity with the Ordinance.

This condition is met.

RECOMMENDATION

It is recommended that the Lincoln Park Planning Commission request the Lincoln Park City Council to amend the Zoning Map such that the zoning designation assigned to the three subject parcels described herein is changed from General Industrial District (GID) to Municipal Business District (MBD).

Exhibit 1: Zoning



- PUD
- Single Family
- Multiple Family Residential
- Mobile Home Park
- Neighborhood Business
- Municipal Business District
- Central Business District
- Regional Business
- Light Industrial
- General Industrial
- Community Service

Exhibit 2: Future Land Use



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Neighborhood Commercial
- General Commercial
- Downtown Commercial
- Office
- Light Industrial
- General Industrial
- Utilities
- Public Parking
- Quasi Public
- School
- Public
- Vacant
- Municipal Boundary



City of Lincoln Park
Petition for Rezoning

RECEIVED

APR 16 2019

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

I (we), the undersigned, do hereby make application to and petition the Planning Commission to amend the Zoning Ordinance and change the zoning map as requested. The following facts are shown as part of this application.

1. It is desired and requested that the following described property be rezoned from General Industrial District, existing zoning district to Municipal Business district (Restaurants) proposed zoning district.
2. The property, according to the City of Lincoln Park Comprehensive Development Plan of Future Land Use, is described as Restaurants/ Retail plaza.
3. The property sought to be rezoned is located on 1805 John A Papals Dr, between Outer Dr and Southfield Rd.
4. The property sought to be rezoned is legally described as follows:
Restaurants/ Retail plaza
45003150001304
45003150003000
5. The land area of this subject property is (square ft/acre) 1.38 acre
6. The property sought to be rezoned is owned by
Name: Shree Harihar Corporation Address: 1805 John A Papals Dr,
City: Lincoln Park State: MI Zip: 48122
7. Person requesting rezoning:
Name: Sangitabahen P Patel Address: 20483 Hickory Ln
City: Livonia State: MI Zip: 48152
8. Basis of representation: Legal Representative / Owner / Option to Buy
9. It is proposed that the property will be developed as follows:
Restaurants/ Retail plaza
10. We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity.

S. P. Patel
Signature

Mary Lou Stickney 3/2/20
Notary Signature Expiration Date

MARY LOU STICKNEY
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 2, 2020
ACTING IN COUNTY OF Wayne

RECEIVED

APR 19 1950

CITY OF LINCOLN PARK
POLICING DEPARTMENT

TO: SAC, CHICAGO (100-38861) FROM: SAC, LINCOLN PARK (100-10000) (P)

RE: [Illegible]

[Illegible body text]

[Illegible body text]

[Illegible body text]

[Illegible body text]

Good morning! I am putting together the agenda packet for next week's hearing to rezone your properties at 1805 Papalas from GID to MBD. The application lists just the two vacant parcels as requested to rezone – not all three (including the parcel with the hotel on it), as I had understood from our conversation. One strong recommendation for the rezoning is that it makes your existing hotel compliant with the ordinance, so I suspect that this was just overlooked. If you could confirm here that your intention was indeed to request all three parcels to be zoned MBD, I will attach the statement to the application and get it out to the Planning Commission this morning. Thank you!

In regard to your question yesterday about site design professionals, I sure agree that everyone's busy right now! I have attached a list of firms which have successfully completed development projects in the City of Lincoln Park over the past few years. We of course do not recommend any firm in particular, but we're at least sure that these folks are familiar with our process. It may be helpful for you.

Leah DuMouchel, AICP, CNU-A, NCI M&FC, FBCI
Principal

Beckett&Raeder, Inc.
Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103

Office: 734.663.2622
Direct Line: 734.239.6616

Petoskey, MI 231.347.2523
Traverse City, MI 231.933.8400
Toledo, OH 419.242.3428

Please visit us at www.bria2.com

<1805 j.a. papalas.pdf>

<Lincoln Park Professional Service Providers.pdf>

From: [Naresh Patel](#)
To: [Leah DuMouchel](#)
Cc: [Giles Tucker](#); [Laura Gray](#)
Subject: Re: Please confirm zoning request - all three parcels, right?
Date: Friday, May 17, 2019 10:09:11 AM

Dear Leah

Yes it was overlooked by us so please take care with hotel site as well.

I agree

I will call all of them

Thanks

Thanks,

Nick Patel (CHO)

CEO, Royal Choice Hospitality

AAHOA REGIONAL DIRECTOR,

NORTH CENTRAL REGION



[Click here](#)

20483 Hickory Ln,

Livonia, MI-48152.

Email : rajapatel6@gmail.com

: rchdesign9@gmail.com

Office: [734-437-7663](tel:734-437-7663)

Cell : [313-418-0552](tel:313-418-0552)

Fax : [313-388-8674](tel:313-388-8674)

www.royalchoicehospitality.com



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

The views and statement in this communication are solely of Nick Patel and are being issued on behalf of Nick Patel. This communication is not the official position of AAHOA, which may have differing views and opinions.

On May 17, 2019, at 9:22 AM, Leah DuMouchel <ldumouchel@bria2.com> wrote: